

MINUTES OF THE REGULAR MEETING

OF THE

COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

September 17, 2002

The Commissioners of the Chicago Housing Authority held its Annual Meeting on Tuesday, September 17, 2002 at 8:30 a.m. at the Judge Slater Apartments, 740 East 43rd Street, Chicago, Illinois.

The meeting was then called to order by the Chairperson, and upon roll call, those present and absent were as follows:

Present:	Sharon Gist Gilliam
	Lori Healey
	Mamie Bone
	Leticia Peralta Davis
	Earnest Gates
	Dr. Mildred Harris
	Michael Ivers
	Sandra Young

Absent:	Hallie Amey
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Also present were Terry Peterson, Chief Executive Officer, Gail Niemann, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Terry Peterson, Chief Executive Officer then presented his monthly report. Per Mr. Peterson, on September 1, 2002, the Plan For Transformation – Year 4, was distributed for review and comments by the public. A Public Hearing Session is scheduled for September 25th at the Chicago Cultural Center. Mr. Peterson informed the Commissioners that by the end of Year 4, approximately 14,000 units will be completed which would include all units in Senior Housing and Scattered Sites in addition to 1500 family units. Also scheduled under Year 4 of the Plan is the beginning of redevelopment plans for seven out of the nine major developments. According to Mr. Peterson, the number of families moving back into CHA should begin to exceed the number of families who have been moving out and every year after, the rate of families returning will increase. Eventually all of CHA residents will be returning to better communities and better lives, places that should look and feel like other Chicago neighborhoods with stores, schools, parks and all the basic amenities of a healthy community. Mr. Peterson concluded his report by highlighting the Year 4 plans on the Service Connector and Self-Sufficiency programs.

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, a Motion was introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

Chairperson Gilliam thereupon introduced the Resolution discussed in Executive Session.

A Motion to approve the Resolutions for Item No. 1 discussed in Executive Session was then presented by Commissioner Gates.

(Executive Session Item No. 1)

RESOLUTION NO. 2002-CHA-130

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 5, 2002 requesting that the Board of Commissioners approve the Personnel Action Report for August 2002.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Personnel Actions for August 2002.

The Motion to adopt the Resolution for Executive Session Item 1 was seconded by Commissioner Healey and the voting was as follows:

Ayes:	Sharon Gist Gilliam Mamie Bone Leticia Peralta Davis Earnest Gates Dr. Mildred Harris Lori Healey Michael Ivers Sandra Young
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Nays:	None
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The Chairperson thereupon declared said Motion carried and said Resolution adopted.

Commissioner Davis, Chairperson of the Finance and Audit Committee, then presented the following report. Per Commissioner Davis, the Finance Committee did not hold its regular meeting due to a lack of quorum.

Commissioner Davis then introduced an Omnibus Motion for the approval and adoption of Resolutions for Items A1 through A3:

(Item A1)

CHA renews its required insurance coverage on an annual basis. HUD has previously authorized the CHA to allow its Insurance Broker of Record, Near North, to solicit competitive bids for all forthcoming insurance procurements. Accordingly, Near North placed an advertisement soliciting an Invitation For Bid (IFB) for the required insurance coverages and directly solicited 21 insurers. In response to the IFB, 8 bids and 13 declinations were received. Due to the events of September 11, 2001, insurer bankruptcies and fluctuations in the stock market, the insurance market place has hardened. Consequently, the competition was less than expected and the CHA is experiencing a 36% increase in premium rates. Based on the recommendation of Near North and the CHA's Risk Management Department, the Resolution for Item A1, approves award of contract for insurance coverage to the stated carriers.

RESOLUTION NO. 2002-CHA -131

WHEREAS, The Board of Commissioners has reviewed the memorandum dated August 16, 2002 entitled "Authorization to purchase General Liability, Public Officials Liability, Auto Liability and Excess Liability, Property and Excess Property Insurance Coverage for CHA".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to purchase the following insurance coverage for the CHA through its broker of record, Near North Insurance Brokerage, Inc.: (1) General Liability and Excess Liability insurance coverages written through American International Group in an amount not-to-exceed \$191,105; (2) Public Officials Liability written through American International Group in an amount not-to-exceed \$179,742; (3) Property Insurance written through American International Group in an amount not-to-exceed \$700,949; (4) Excess Property Insurance written through Royal Indemnity in an amount not-to-exceed \$51,750; (5) Boiler & Machinery written through

Travelers Insurance in an amount not-to-exceed \$32,456; and (6) Auto Liability written through Housing Authority Risk Retention Group in an amount not-to-exceed \$65,137, for a one-year period, for a total amount not-to-exceed \$1,221,139, subject to HUD approval, if required.

Item A2

Resolution 2002-CHA-33 approved by the Board in March 2002, authorized the Chief Executive Officer to enter into a Restrictive Covenant Agreement with the Hearts United Phase III Limited Partnership to reserve 13 units for low or very low income families, including those participating in the Tenant Based Housing Choice Voucher Program. The Resolution for Item A2 approves amendment of Resolution 2000-CHA-33 authorizing CHA to enter into a HAP contract with Hearts United Phase III to provide 13 Project-Based vouchers to the Hearts United III mixed-income development.

RESOLUTION NO. 2002-CHA-132

WHEREAS, the Board of Commissioners has reviewed the Board letter dated August 30, 2002 to amend Resolution No. 2002-CHA-33 requesting authorization to enter into a Housing Assistance Payments contract to provide 13 Project-based Housing Choice Vouchers to the Hearts United III housing development:

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby amends Resolution No. 2002-CHA-33 to authorize the Chief Executive Officer or his designee to enter into a Housing Assistance Payments contract with Hearts United Phase III Limited Partnership or its nominee to provide Project-based Voucher assistance for 13 units in the Hearts United III mixed-income housing development for the maximum allowable term, subject to any necessary HUD approvals, and to take any action necessary to implement the foregoing.

(Item A3)

The City of Chicago is working with AIDSCare, Inc., a not-for-profit organization that provides housing and health care services to low-income and homeless persons with HIV/AIDS, to develop a new AIDSCare Center, a multi-unit residential complex in north Lawndale. The City’s Department of Planning and Development is assembling 20 city-owned parcels for the federally-funded project. Adjacent to the City parcels, at the northwest corner of Sawyer and 13th Street, are two CHA-owned vacant parcels that are also needed for the project. The Resolution for Item A3 approves transfer of the two CHA parcels needed for the AIDSCare project to the City in exchange for two City-owned parcels needed to implement the CHA’s HOPE VI Redevelopment Plan for the Madden Park/Ida B. Wells developments.

Commissioner Young recused from voting on Item A3.

RESOLUTION NO. 2002-CHA-133

WHEREAS, the Board of Commissioners has reviewed Board Letter dated August 16, 2002 entitled “Approval of Intergovernmental Agreement for Land Transfer with the City of Chicago for City-Owned Parcels in the Madden Park/Ida B. Wells Community in Exchange for CHA-owned Parcels in the Lawndale Community” and concurs with the recommendations therein;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to (1) execute an Intergovernmental Agreement with the City of Chicago to convey two CHA-owned parcels in the Lawndale community to the City of Chicago in exchange for the acquisition of two City-owned parcels in the Madden Park/Ida B. Wells community; (2) submit the necessary disposition and acquisition applications to the U. S. Department of Housing and Urban Development (HUD) to implement the land transfer agreement; and (3) execute any other necessary documents for the land transfer.

The Omnibus Motion to adopt resolutions for Items A1 through A3 was seconded by Commissioner Gates and the voting was as follows:

Ayes: Sharon Gist Gilliam
Mamie Bone
Leticia Peralta Davis
Earnest Gates
Dr. Mildred Harris
Lori Healey
Michael Ivers
Sandra Young (*recused from voting on Item A3 only*)

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted.

Commissioner Gates, Chairperson of the Operations and Facilities Committee then presented his report. Per Commissioner Gates a Joint Operations and Tenant Services Committee meeting was held on Wednesday, September 11, 2002 at the 626 Corporate Offices. A presentation on the *Gautreaux II* style relocation counseling for Section 8 relocatees was presented by Leadership Council for Open Metropolitan Communities

Commissioner Gates then introduced an Omnibus Motion for the adoption of the resolutions for Items B1 and B2 discussed, voted and recommended for Board approval by the joint Operations and Tenant Services Committees.

(Item B1)

In November 2001, the CHA retained a consultant to perform critical examination of the exterior façade at 626 West Jackson due to loose portions of the façade. The consultant determined that extensive repairs to the exterior walls were necessary in order to protect the public and CHA employees from falling debris. Accordingly, the CHA issued an Invitation For Bid (IFB) and directly solicited 120 vendors. Of the six (6) bids received and opened, G.F. Structures submitted the lowest responsive and responsible bid. The resolution for Item B1 approves award of contract to G.F. Structures for selective roof replacement and masonry repairs at 626 West Jackson.

RESOLUTION NO. 2002-CHA-134

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 3, 2002 entitled “Authorization to enter into a Contract with G. F. Structures Corporation for selective roof replacement and masonry repairs at 626 W. Jackson”.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a fixed price contract with G. F. Structures Corporation for Selective Roof Replacement and Masonry Repairs at 626 W. Jackson for a firm fixed price of \$407,563.75.

(Item B2)

The resolution for Item B2 approves modification to Contract No. 9685 with F.H. Paschen/S.N. Nielsen due to owner requested changes, specifications, corrections or adjustments and discovery of additional concealed deterioration and field conditions. Based on evaluation and engineering by the Prime Design Consultant and review and recommendation by CHA’s independent Construction Manager, the requested modifications were necessary to complete the intended scope of the rehabilitation of various senior housing developments.

RESOLUTION NO. 2002-CHA-135

WHEREAS, the Board of Commissioners has reviewed Board Letter dated September 10, 2002 entitled “Authorization to execute Modification No. G-02 to Contract NO. 9685 with F.H. Paschen/S.N.Nielson & Associates for comprehensive modernization at various Senior Housing Developments”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Contract Modification Number G-02 to Contract No. 9685 with F.H.

Paschen/S.N. Nielsen & Associates for an amount not-to-exceed \$4,020,000.00 subject to HUD approval, for the comprehensive modernization at Princeton Apartments 4250 S. Princeton Ave.- IL2-32, Judge Green Apartments 4030 S. Lake Park Ave. - IL2-55, Lincoln Perry Apartments 3245 S. Prairie Ave. - IL2-63 and Lincoln Perry Annex 243 E. 32nd Street - IL2-102D. The new contract amount, including this contract modification, will be \$34,104,217.85. The time for completion of work under the contract will be increased by 107 calendar days.

The Omnibus Motion to adopt resolutions for Items B1 and B2 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Sharon Gist Gilliam Mamie Bone Leticia Peralta Davis Earnest Gates Dr. Mildred Harris Lori Healey Michael Ivers Sandra Young
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Joint Operations and Tenant Services Committee report was also accepted in total.

There being no further business come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

Sharon Gist Gilliam
Chairperson

Lee Gill, Custodian and
Keeper of Records